

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8777**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Arnold House**
6. Current building name: **Leverne House**
7. Building address: **429 Emery Street**
8. Owner name: **Daria C. Leverne**
Owner address: **429 Emery Street**
Longmont CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **8th** Township **2N** Range **69W**
SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491576**
Northing: **4446046**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 22** Block: **50**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1238 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Front-gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Garage / Attached Garage
Porch

22. Architectural style /
building type:

Gungalow

21. General Architectural Description

This house is located on the west side of Emery Street, between 419 Emery Street on the south and 431 Emery Street on the north. The building is surrounded by a planted grass yard with mature landscaping. The residence is set back approximately forty feet from the street and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the east, the house rests on a coursed sandstone foundation which is almost invisible from the exterior of the house because the white-painted, horizontal siding extends from beneath the eaves to flush with the ground. In addition, the exterior walls flare outward beginning about a foot beneath the windows to the ground, communicating an overall sense of massiveness. The symmetrical front façade features a single door flanked by five-over-one, double-hung sash windows with white-painted wooden frames and purple surrounds. The door itself is oak glass-in-wood-frame accented by a broad locking rail with large dentils beneath it. The window and door surrounds are tapered toward the top, mimicking the flaring of the exterior walls. Windows on secondary elevations are three over one and painted as those on the front. A band of square, four-light casement windows wraps around the rear of the house. As well, single-light casement windows flank the red-brick chimney on the south side of the house. A smaller brick chimney emerges near the center of the structure. Rafter ends are exposed and those above the front porch and the front and rear gables are shaped and painted purple. The four perkins emerging beneath the gable ends are elaborately sculpted and carved and painted blue. As well, simple stickwork completes the gable ends from the top most perkins to the apex of the roof, which is covered in gray, asphalt shingles. Concrete steps and wrought-iron railing approach the porch. Sitting on brick pedestals, tapered square piers, painted purple, support a gable-front roof. A decorative balustrade surrounds the porch. An attached garage on the south side of the house can be entered via a concrete driveway from Emery Street or the alley behind the lot. The garage is of the same construction as the rest of the house and features a pair of large glazed doors on each end, which pivot on strap hinges.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences and a few small apartment buildings.

24. Associated buildings, features, or objects

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1920**

Source of information:
"Water Ledger, City of Longmont, 1919-1922."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Samuel Arnold

Source of information:
Warranty Deed 90147172; "Water Ledger, City of Longmont 1912-1922."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Both the Boulder county Assessor records and Longmont water records list 1920 as this house's year of construction. No additions have been made to this house since that time and even cosmetic alterations have been exceptionally minor.

30. Original location: **Yes**
Moved **No**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house appears to have been constructed for Samuel and Sophia Arnold, who purchased the lot from William and Annie Heffner in 1920. Sam Arnold was born at White Haven, Pennsylvania in 1866. When he was twelve, his family moved to Georgetown, Colorado. He became the northern Colorado representative for the K&B Packing Company of Denver. The company rewarded him for his many years on the road with a new Buick in May 1935. Sophia Arnold was born in Lime Springs, Iowa in 1868, but was reared in Denver. She moved to Longmont in 1906. Sam Arnold died in 1940, and Sophia passed away nine years later. She continued to live at her home on Emery Street until she sold it, ten months before her death.

For the next decade, from 1949 to 1959, the house at 429 Emery Street was home to J. Gordon and Mildred Poe. Gordon Poe was born on June 27, 1898 in Independence, Virginia. He moved to Colorado in 1906 and married Mildred L. Martin at Monte Vista. Gordon attended Colorado State University and later worked as a horticulturist there in the Certified Seed Program. He also served as a county agent in Alamosa County before moving to Longmont in 1945. From that time until 1960, he owned the B&L Furniture Store in Longmont. He then worked as a realtor in Longmont area until his death on September 18, 1988. Mildred Poe was born in Clarinda, Iowa on April 16, 1898. She worked as a legal secretary and, later, as a homemaker. She died on October 16, 1986.

After the Poes moved another family occupied the house for a decade. J Bert A. and Freda Boote purchased the home in 1959. Bert was born in Good Hope, Illinois on February 16, 1899. Born in Denver on February 14, 1902, Freda Yeager married Pete Drieth on February 20, 1921 in Berthoud. He died in 1938. On June 1, 1945 in Cheyenne, Freda married Bert Boote. The couple moved to Longmont that same year. He was a foreman at the Kuner-Empson cannery. Freda was a homemaker. Bert died on May 30, 1969 and Freda sold the house three years later. She died in 1984.

The house briefly became the property of Oscar and Beatrice J. Jenson before they sold it to Carrol R. and Patricia A. Moore in 1973. By 1977, Patricia Moore was the sole owner. From that point until 1984, the property changed hands four times, passing from Evadean Turner to Robert W. Barton to Mary L. Phillips and finally to Edward E. Snyder and Daria C. Leverne, the house's current owner.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Death Claims Sam Arnold." *Longmont Times-Call*, 26 January 1940, p.1.

"Former K-E Foreman Bert A. Boote Dies." *Longmont Times-Call*, 31 May-1 June 1969, p. 3.

"Freda (Dreith) Boote." (obituary) *Longmont Times-Call*, 7 August 1984, p. 16.

"J. Gordon Poe." (obituary) *Longmont Times-Call*, 20 September 1988, p. 13A.

"Mildred Poe." (obituary) *Longmont Times-Call*, 16 October 1986, p. 13A.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Sam Arnold Gets Reward for Long Service on Road." *Longmont Times-Call*, 11 May 1935. p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930,

and May 1956.

Sophia Arnold Dies Today in Cheyenne Clinic." *Longmont Times-Call*, 11 May 1935. p.1.

Warranty Deeds 90100055, 90123223, 90147172, 90409231, 90482903, 90634664, 40175, 82381, 211642, 305017, 367059, 463019 and 612552. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"Water Ledger, City of Longmont, 1919-1922." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **1920-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. The house is also architecturally significant because it is an intact bungalow exhibiting the characteristics of craftsman architectural style. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a National Register or local landmark historic district.

43. Assessment of historic physical integrity related to significance:

This residence displays a high degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There have been minimal additions and exterior alterations to the building subsequent to the end of the 1920's.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-9**

Frame(s): **30-31 (house); 32 (attached garage)**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 22, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**